



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110

SAIE

JAN 06 2005

MEMORANDUM FOR

CHIEF OF ENGINEERS (DAEN), 2600 ARMY PENTAGON, WASH DC 20310
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT (DAIM-Z),
600 ARMY PENTAGON, WASH DC 20310
INSTALLATION MANAGEMENT AGENCY (SFIM-Z), 2531 JEFFERSON
HIGHWAY 10S16, ARLINGTON, VA 22202

SUBJECT: Construction/Renovation and Condition Standards for Residential Communities
Initiative Family Housing — Update #2

1. Reference policy of 25 November 2003; subject Minimum Construction Standards for the Residential Communities Initiative (RCI) Family Housing Program—Update #1.
2. The purpose of this memorandum is to replace the referenced construction standards. These new standards (enclosure) apply to all homes on RCI installations instead of just the newly constructed homes. The new standards address renovations that may be required to existing units that will be retained after the initial development phase of the project, and also condition standards that will apply to all houses throughout the 50-year life of our projects.
3. These new standards will be referenced in future documents that establish the RCI partnerships. It is intended that these standards will replace the requirement for our partners to meet the Army Installation Status Report (ISR) "green" standard beginning with projects awarded in FY2005. The standards were selected to meet or exceed ISR standards.
4. I appreciate all of the efforts and the dedication that you and your staffs have devoted to the RCI program and are confident the changes addressed in this policy will contribute to even greater success on future projects. This policy will be reviewed, updated and re-published by the end of each calendar year.

GEOFFREY G. PROSCH
Principal Deputy Assistant Secretary of the Army
Installations & Environment

Enclosure



THE ARMY'S RESIDENTIAL COMMUNITIES INITIATIVE

*Quality communities
for Army families.*

STANDARDS FOR HOUSING AT RCI PROJECTS UPDATE #2

1. The Army has adopted standards that apply to the construction, renovation and condition of privatized housing. Compliance with each of these standards is mandatory unless the DA Residential Communities Initiative (RCI) office approves a waiver in writing, on a case-by-case basis. All standards are minimums and not intended to limit projects from exceeding these standards.
2. The standards are provided in a matrix format with a checkmark indicating the applicability of specific standards. The RCI Construction Standard, RCI Renovation Standard, and RCI Condition Standard are to be used in the following situations:
 - a. The RCI Construction Standards apply anytime a housing unit is built new.
 - b. The RCI Renovation Standards apply to all homes at the end of the Initial Development Period (IDP). If the house receives significant renovation/expansion then consideration will be given to meeting as many of the Construction Standards as possible, with the renovation work identified in the CDMP.
 - c. The RCI Condition Standards must be met during the IDP and at all times thereafter.
 - d. Historic units should meet the renovation standards as stated in this document, however they must also meet the tenants of the programmatic agreement with respective State Historic Preservation Offices. If there are conflicts, then the programmatic agreement governs.
3. Several issues and definitions apply to all RCI projects as follows:
 - a. New construction or major alterations must be completed in accordance with local building codes and standards. In instances where multiple codes apply, such as two adjacent cities, an adjacent city and a county, or even multiple states, then the RCI project team will select the applicable code(s).
 - b. Many installations have published guidelines and construction standards (e.g. Installation Design Guide) that may exceed or differ substantially from local codes and standards. It is DA RCI's intention that installation practices and policies apply to RCI projects unless waived by appropriate installation authorities. If an installation guideline

or standard appears unreasonable for an RCI project and a consensus solution cannot be reached at the installation level, DA RCI may be consulted in resolving the conflicting standards.

c. Gross floor area (also gross square feet or GSF) is defined as the total area measured within the exterior faces of exterior walls, or the center line of party walls between dwelling units. GSF includes both finished and unfinished spaces including stairways, but excluding: garages, carports, openings to the floor below, crawl spaces, unconditioned basements, floored attic areas below five feet of ceiling height, exterior bulk storage, trash enclosures, open or insect-screened porches, terraces, patios, decks, balconies and entrance stoops.

d. Usable floor area (also usable square feet or USF) is defined as the total area of a room measured within the interior face of perimeter walls, or the intended dividing line between distinct space uses such as the living room and the dining room and excluding closets. All interior space calculations should be in terms of USF.

e. A bathroom is defined as having a water closet, sink and a shower; however, all homes will have at least one bathroom with a bathtub and shower fixture (bathtub and shower may be combined). A half-bathroom or powder room is defined as having a water closet and sink.

4. Projects that will not meet one or more of the standards included in this document must request an exception to the standards from the ASA I&E-(PP). Requests from the RCI managing partner should be sent to the appropriate DA RCI project manager and include as a minimum: the standard to be waived, the Garrison Commander's concurrence with the proposed waiver, cost analysis associated with meeting the standard and any mitigating circumstances. Waivers must be approved before change can be made. Requests may be sent during both CDMP and IDP phases of the project. Requests, which state that the reason for the waiver is that materials have already been ordered, or building almost complete will not be looked upon favorably.

5. These standards apply to RCI projects with CDMP collaboration contracts awarded after January 1, 2005 and are not retroactive to previous projects.

Standards for RCI Projects*as of 27 DEC 04***Housing Element and Standard****Sites and Grounds****Parking for each home:**

- min 9' wide and min 20' long
- One/two car garage/carport- (garage to have electric door opener)
- two off-street paved spaces (includes garage/carport) -when practical during renovations
- 2nd space not block 1st space
- free from cracks and potholes

Guest parking:

- min 1 space/home low density
- min .5 space/home mid density
- min .25 space/home, high density and renovation

Sidewalks:

- on street side w/housing
- walkways to amenities (playgrounds, community activities, etc)
- hard surface in good condition

Curbs/street gutters:

- both sides of roads
- depressed at driveway entrances
- comply w/local codes and UFAS
- Curbs in good condition

Street/park/playground lights:

- each intersection
- residential style
- energy efficient
- photoelectric sensors
- reasonable intervals
- in good condition

Utilities:

- conform to appropriate codes with all local reqts
- buried cables and underground services in new housing areas
- 200 Amp electric service
- 100 Amp electric service minimum
- exterior reading electric and gas (if used) meters
- water pressure adequate
- bldg service lines (electric,telephone, tv) underground in good condition
- drainage systems operate without leak or blockage

Landscaping:

- native plantings, trees grasses
- drought tolerant, xeriscape or other appropriate
- water-efficient practices
- low maintenance
- invasive species review before selection
- min adverse effects to natural habitat
- retain existing trees as much as possible
- retain existing natural vegetation as much as possible
- avoid construction in wetlands -- state, local fed reqts
- prepare and execute fully developed landscaping plan
- landscaping to be in good condition and maintained per plan

**RCI Construction
Standards****RCI Renovation
Standards****RCI
Condition
Standards**

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

Housing Element and Standard	RCI Construction Standards	RCI Renovation Standards	RCI Condition Standards
<u>Playgrounds, tot lots, parks:</u>			
accessible w/o crossing major streets	✓	✓	
If located w/in 100' of major street then fenced	✓	✓	
ADAAG and consumer safety performance specs for equipment	✓	✓	
Playground maintained in good condition			✓
<u>Housing density (units per acre) guidelines (not including roads & parks):</u>	✓		
units/acre: low density medium density high density			
SSG & below 4-7 8-10 11-15			
SFC-SGM 3-5 6-9 10-12			
LT-CPT 3-5 6-9 10-12			
MAJ-LTC 2.5-3 4-5 6-9			
COL 2 3 4-6			
BG & above 1 2 3-4			
<u>Other:</u>			
fire hydrants provided in compliance with installation fire department standards	✓	✓	
paving, including driveways, comply w/ local codes or State DOT	✓		
street setbacks comply with local codes	✓		
exterior colors, signs, streetscape fit neighborhood theme -- Install design guide	✓	✓	
amenities in housing area: ex: basketball courts, tennis courts, jogging/bike trails	✓	✓	
employ termite/wood-destroying insect-resistant design/materials	✓	✓	
paving and amenities maintained in good condition			✓
Building Exterior and Foundation			
front entrance door 3 ft min. Peephole required unless door has window	✓		
door bell provided at front door	✓		
exterior doors to be steel or fiberglass	✓		
high quality siding resistant to rot	✓		
fungus resistant roof	✓		
hose bibs front and back	✓		
garage door to be 3 ft min. and fire rated	✓		
manufactured houses never had an axle	✓		
openable windows have removable screens and are cleanable from the inside	✓		
double pane windows in good condition	✓	✓	✓
GFCI outlet and switched light at each outside door of house	✓	✓	
GFCI outlet in or near outside door of garage	✓		
25-year min life expectancy for roofs	✓	✓	
gutters, downspouts and splash blocks in place and operable	✓	✓	✓
basements and crawl space dry and ventilated	✓	✓	✓
finish grading to slope away from structure	✓	✓	✓
roof in good condition with no visible sign of leakage			✓
exterior finish has no significant sign of distress			✓
Patios, Bulk Storage and Trash			
secure, well lit and dry bulk storage accessible from outside or garage	✓		
trash storage inside garage if space permits otherwise visually screened	✓		
visually screened trash container within 20M of kitchen or 40M of apt entrance	✓	✓	
visually screened trash on side of Single Family unit (80 gallon min of trash)	✓	✓	
72 SF min balcony for apartments min 6 ft deep	✓		
150 SF min deck or patio on all single family or town homes	✓		
100 SF min patio or deck on all single family or town homes		✓	
privacy fencing between decks or patios	✓	✓	
dwelling has secure, well lit and dry bulk storage		✓	
Patios, Storage and Trash areas maintained in good condition			✓

Housing Element and Standard	RCI Construction Standards	RCI Renovation Standards	RCI Condition Standards
Interior Finishes			
doors and trim shall be finished either natural or with a semi-gloss paint	✓		
no glued carpeting (except ADA units)	✓	✓	
all doors open and close freely and tightly			✓
doors, trim, wall and ceiling finishes are free of free of holes and stains			✓
floor coverings are free of stains and holes			✓
no lead based paint is exposed			✓
Bathrooms			
min 1 master bathroom (larger than others) and another full bathroom all houses	✓		
double sink in master bath	✓		
flooring of sheet vinyl or non-skid tile	✓	✓	
three, or more, bedroom units have at least two full bathrooms	✓	✓	
a half bathroom min on the each floor of a house	✓	✓	
exhaust fan to the outside	✓	✓	
GFCI electrical outlet	✓	✓	
min 1 mirror, w/ light, above each sink and one medicine cabinet per bathroom	✓	✓	
semi gloss paint on all interior surfaces	✓	✓	✓
all fixtures functional			✓
Kitchen			
design considers efficient work triangle	✓		
refrigerator with ice maker, dishwasher, range and garbage disposal	✓		
double compartment sink min 7 inches deep	✓		
range hood with light and two-speed low noise fan	✓		
no carpet as flooring	✓	✓	
eating space in breakfast bar or dining room adjoining kitchen	✓	✓	
GFCI electrical outlet for small appliances	✓	✓	
Laundry facilities not located in the kitchen	✓	✓	
appliances meet energy star	✓	✓	
cabinets and countertops are without damage or large scratches			✓
appliances in good condition			✓
Bedrooms			
minimum of three bedrooms	✓		
master bedroom min 150 SF other bedrooms min 120 SF	✓		
walk-in closet for master bedroom	✓		
closet space is adequate for each bedroom	✓	✓	
bedrooms are of adequate size (90SF min with larger master bedroom)		✓	
Laundry Room/Closet			
adequate space for laundry basket and shelving provided	✓		
dryer vented to the outside of home	✓	✓	
within unit, in a separate room or closet, with connections	✓	✓	

Housing Element and Standard	RCI Construction Standards	RCI Renovation Standards	RCI Condition Standards
General Building			
individual circuits for smoke/carbon monoxide detectors	✓		
switched light fixtures in each room and hallways	✓		
ceiling mounted light boxes capable of fan in bedrooms, family and dining rooms	✓		
3 ft min coat closet near entrance and 2 ft min linen closet provided near bedroom	✓		
terminal air vents for HVAC have adjustable dampers	✓		
min 40 gal hot water heater for 3 bdrm and 50 gal hot water heater for 4-5 bdrm	✓		
meet defense antiterrorism standards (UFC 4-010-01, under Mil-Std-3007	✓		
SPIRiT gold standard met	✓		
min 1630 GSF 3-bedroom, 1940 GSF 4-bedroom, 2300 GSF 5-bdrm	✓		
mechanical room accessible from outside unit (when practical)	✓		
a separate water shut off for each residence	✓		
telephone and television outlets in family room, living room, kitchen and all bedrooms	✓		
hardwired for internet service	✓		
interior lighting for all rooms adequate	✓	✓	
radon control if required	✓	✓	
street address displayed on each unit	✓	✓	
angle stops at all hot and cold water connections to fixtures	✓	✓	
attic access provided	✓	✓	
water piping in exterior walls, attics or crawl spaces is insulated in freezing conditions	✓	✓	
no glued-down carpets (except ADA units)	✓	✓	✓
3 telephone line capacity to each home w/outlets in living room, kitchen & mstr bedroom		✓	✓
HVAC maintains indoor temperature within acceptable range in each room			✓
sound attenuation between townhomes or apartments	✓	✓	
television outlets in family room, living room and master bedroom		✓	